



STATE OF WASHINGTON
DEPARTMENT OF CORRECTIONS
P.O. Box 41101, Olympia, WA 98504

Work Release Expansion Project
List of Evaluated Sites

NORTH CENTRAL COUNTIES

- **300 Okanogan Ave – AHJ Wenatchee**
 - Parcel # 222010530010 (PID 53741)
 - Land use
 - Zoning: Residential Mixed Use (RMU) – WMC 10.20
 - Use Classification: Group Home – WMC 10.08.070 (5)
 - Conditional Use: District Use Chart WMC 10.10.020
 - Contacts with jurisdiction
 - 3/4/2021 email to jurisdiction re siting a WR facility at 300 Okanogan and 401 Washington
 - 3/23/2021 email from planning manager Stephen Neuenschwander
 - Pre-application meeting request submitted by John Black on 3/15/2021
 - Pre-application virtual meeting held 3/25/2021 – Meeting notes provided by jurisdiction

Status: Pending – Prepare and submit Master Land Development and Conditional Use Permit applications. First Public Hearing scheduled for 8/11/2021

- **401 Washington St. – AHJ Wenatchee**
 - Parcel # 222003590958 (PID 14361)
 - Zoning: Central Business District (CBD) – WMC 10.24
 - Permitted Use: District Use Chart WMC 10.10.020
 - Contacts with jurisdiction
 - 3/4/2021 email to jurisdiction re siting a WR facility at 300 Okanogan and 401 Washington
 - 3/23/2021 email from planning manager Stephen Neuenschwander
 - Pre-application virtual meeting held 3/25/2021 – Meeting notes provided by jurisdiction

Status: Pending – First Public Hearing scheduled for 8/11/2021

KING COUNTY

- **300 S 3rd St – AHJ Renton**

- Parcel # 0007200157
- Land use
 - Zoning: Center Downtown CD
 - Use Classification: Unclassified Use – RMC 4-2-050.C.6
 - Determination by jurisdiction that a WR facility is not permitted in the CD zone
- Contacts with jurisdiction
 - Letter from Mayor Armondo Pavone dated June 12, 2020 objecting to siting a WR facility

Status: Dismissed as possible WR location based on zoning

- **23040 Pacific Hwy South – AHJ Des Moines**

- Parcel # 2500600250
- Land use
 - Zoning: Pacific Ridge zone / Subarea Commercial (PR-C)
 - Use Classification: Unlisted – Classified by City Manager as ‘correctional institution’
 - Determination by jurisdiction that a WR facility is not permitted in the PR-C zone
- Contacts with jurisdiction
 - Letter from City Manager Michael Matthias dated June 3, 2020 objecting to siting a WR facility
 - 1/22/2021 email from Community Development/PRSS Director reiterating use classification

Status: Dismissed as possible WR location based on zoning

- **18845 International Blvd – AHJ SeaTac**

- Parcel # 3323049168
- Land use
 - Zoning: Community Business in Urban Center (CB-C)
 - Use Classification: Halfway House – STMC 15.105.080
 - Conditional Use: subject to EPF siting process SMC 15.115.040
- Contacts with jurisdiction
 - 3/2/2021 email to jurisdiction re siting of a WR facility at 18845 International Blvd
 - 3/4/2021 email from jurisdiction requesting additional information
 - 3/5/2021 email to jurisdiction providing additional information
 - 3/12/2021 email from jurisdiction providing zoning information and suggesting virtual meeting
 - Virtual meeting with Planning Manager Jenn Kester
 - Letter from Mayor Erin Sitterley dated March 26, 2021 objecting to siting a WR facility

Status: Pending preparation and submittal of pre-application application and remit required fees

- **1550 4th Ave S, Seattle – AHJ Seattle**

- Land use
 - Zoning: IG2 U/85
 - Use Classification: work release center – SMC 23.84A.044
 - Work release center not permitted in the IG2 U/85 zone

Status: Dismissed as possible WR location based on zoning

KING COUNTY (continued)

- **“Federal Way” property – AHJ King County**

- Parcel # 2821049171
 - Zoning: Neighborhood business zone (NB) – KCC 21A.04.090
 - Use Classification: Work release facility – KCC 21A.06.1430
 - WR permitted in NB Zone - Special Use Permit (SUP) – KCC 21A.08.100

Status: Dismissed as possible WR location due to development costs

- **150 South Horton, Seattle – AHJ Seattle**

- Parcel # 7666205350, 7666205933
- Land use
 - Zoning: IG1 U/85
 - Chapter 23.50 – Use table 23.50.12
 - Definition: 23.84A.044 – “W” – Work-release center
 - Prohibited in all industrial zones

Status: Dismissed as possible WR location based on zoning

- **306 24th Ave S, Seattle – AHJ Seattle**

- Parcel # 1250200005
- Land use
 - Zoning: NC3-75 (M)
 - Chapter 23.47A – Use table 23.47A.004
 - Definition: 23.84A.044 – “W” – Work-release center
 - CCU - Council Conditional Use

Status: Dismissed as possible WR location property has investment group that may not want to sell (significant work required).

- **6250 Stanley Ave S, Seattle – AHJ Seattle**

- Parcel #7006200650
- Land use
 - Zoning: C2-55 (M)
 - Chapter 23.47A – Use table 23.47A.004
 - Definition: 23.84A.044 – “W” – Work-release center
 - CCU - Council Conditional Use

Status: Dismissed as possible WR location as current lease runs to 2023 (poor parking).

- **9625 16th Ave SW – AHJ King County**

- Parcel # 310740-0135
- Land use
 - Zoning: CBSO
 - Chapter 21A.04.100 – Use table 21A.08.100
 - Definition: 21A.06.1430 – Work-release Facility
 - Special Use Permit

Status: Dismissed as possible WR location no parking, significant work required.

KING COUNTY (continued)

- **2327 2nd Ave, Seattle – AHJ Seattle**
 - Parcel # 655000050
 - Land use
 - Zoning: C2-55 (M)
 - Chapter 23.49 – Use table 23.49.144 'J'
 - Definition: 23.84A.044 – “W” – Work-release center
 - Prohibited Use

Status: Dismissed as possible WR location based on zoning

- **8600 Aurora Ave N, Seattle – AHJ Seattle**
 - Parcel # 993001685
 - Land use
 - Zoning: NC3
 - Chapter 23.47A – Use table 23.47A.004
 - Definition: 23.84A.044 – “W” – Work-release center
 - CCU - Council Conditional Use
 - 7/16/2021 email to jurisdiction re siting of a WR facility in Seattle

Status: Dismissed as possible WR location based on lack of investor interest (significant work required).

- **12035 Aurora Ave N, Seattle – AHJ Seattle**
 - Parcel # 3026049070
 - Land use
 - Zoning: C1-75 (M)
 - Chapter 23.47A – Use table 23.47A.004
 - Definition: 23.84A.044 – “W” – Work-release center
 - CCU - Council Conditional Use
 - 7/16/2021 email to jurisdiction re siting of a WR facility in Seattle

Status: Location being evaluated further with investor.

- **12049 15th Ave NE – AHJ Seattle**
 - Parcel # 082000-0124
 - Land Use
 - Zoning: LR3 RC (M)

Status: Dismissed as possible WR location based on zoning.

- **13024 Stone Avenue N – AHJ Seattle**
 - Parcel # 192604-9340
 - Land Use
 - Zoning: C1-55 (M)
 - Chapter 23.47A – Use table 23.47A.004
 - Definition: 23.84A.044 – “W” – Work-release center

Status: Dismissed as possible WR location due to proximity (within 600') of a residential zone.

SNOHOMISH COUNTY

- **3505 136th St NE – AHJ Marysville**
 - Parcel # 30050400200800
 - Land use
 - LI – Light Industrial – MMC 22A.030.110
 - Use classification: Essential Public Facility (EPF) MMC 22G.070
 - EPF Not permitted in LI zone
 - Contacts with jurisdiction
 - Letter from Mayor Jon Nehring dated May 13, 2020 objecting to siting a WR facility

Status: Dismissed as possible WR location based on zoning

- **7125 224th St SW – AHJ Mountlake Terrace**
 - Parcel # 27042900306300
 - Land use
 - Zoning: Light Industry/Office Park District LI/OP
 - Use Classification: Not listed
 - Essential Public Facilities MTMC 18.15.020 – Correctional Facility Type A essential public facility
 - Conditional Use in LI/OP zone – Table MTMC 18.15.030
 - Initiate an informal preapplication meeting per MTMC 18.05.360 (A).
 - Contacts with jurisdiction
 - 3/3/2021 email to jurisdiction re siting of a WR facility in Mountlake Terrace
 - 3/17/2021 email from jurisdiction requesting additional information
 - 3/19/2021 email to jurisdiction providing additional information
 - 3/19/2021 email from jurisdiction determining that a pre-application conference is warranted

Status: Pending preparation and submittal of pre-application application and remit required fees

- **6902 Wetmore Ave – AHJ Everett**
 - Parcel # 28050700100600 & 28050700104800 & 28050700105100
 - Land use
 - Zoning: Single Family Detached Low Density (R-1)
 - Use Classification: Correctional facility EMC 19.04.080
 - Not permitted in R-1 zone – EMC Table 5.2 Nonresidential Uses – Jail/correctional facility

Status: Dismissed as possible WR location based on zoning

- **4117 196th St SW – AHJ Lynnwood**
 - Parcel # 00372600500708
 - Land Use
 - Zoning: City Center Core (CC)
 - Use Classification: not defined
 - Work release facilities prohibited in CC zone – LMC 21.60.300 (A)(7)

Status: Dismissed as possible WR location based on zoning

- **1513 Mitchell Rd – AHJ Lake Stevens**
 - Parcel # 29060700405700
 - Land Use
 - Zoning: R4, Use table 14.40-I
 - Not permitted

Status: Dismissed as possible WR location based on zoning

SNOHOMISH COUNTY (continued)

• **5421 196th Street SW – AHJ Lynnwood**

- Parcel # 005853-000-031-04
- Land Use
 - Zoning: CG
 - Use Classification: not defined
 - Work release facilities prohibited in CG zone – LMC 21.73.030
 - Essential Public Facility siting process

Status: Dismissed as possible WR location property is unavailable (currently under contract).

• **9506 7th Ave SE – AHJ Everett**

- Parcel # 28051800302100
- Land Use
 - Zoning: R-2A
 - Use table 19.05.110
 - Definition: 19.04.080 – Correctional Facility?
 - Not permitted

Status: Dismissed as possible WR location based on zoning

• **2201-2213 Everett Ave – AHJ Everett**

- Parcel # 562660601002
- Land Use
 - Zoning: MU
 - Use table 19.05.110
 - Definition: 19.04.080 – Correctional Facility?
 - Conditional Use - See EMC 19.13.130

Status: Dismissed as possible WR location property is adjacent to North Middle School

• **130 2nd Avenue S – AHJ Edmonds**

- Parcel # 871500010100
- Land Use
 - Zoning: BD2
 - Use table 16.43.020
 - Definition: 21.40.005 – Halfway House?

Status: Dismissed as possible WR location property has condo top floor, lack of investor interest.

PIERCE COUNTY

- **1007 Center Street – AHJ Tacoma**

- Parcel # 9210000600
- Land use
 - Zoning: Light Industrial (M-1 STGPD ST-M/IC)
 - Use Classification: Work Release Center TMC 13.01.060 (maximum 25 persons excluding staff)
 - Conditional Use – TMC 13.06.060 (E)(4)
 - Work release centers are essential public facilities – TMC 13.06.080 R
- Contacts with jurisdiction
 - 3/2/2021 email to Peter Huffman at City re siting of a WR facility at 1007 Center Street and increasing maximum capacity from 25 to 50 persons
 - 3/2/2021 email from Peter Huffman at City – forwarded questions to current planning manager Janna Magoon
 - 3/26/2021 email from Janna Magoon – will have staff reach out the week of 3/29/2021
 - 6/9/2021 submitted Pre-application meeting request
 - 6/10/2021 email from jurisdiction providing a free “Coaching Request”
 - 6/16/2021 email from jurisdiction WR facility is not allowed. TMC 13.06.080.R.3.c states “The lot line of any new or expanding work release center shall be located 600 feet or more from any residential zone.” There is an R2 site about 120 feet away to the north-west.

Status: Dismissed as possible WR location based on zoning

- **2213 N. Warner Street – AHJ Tacoma**

- Parcel # 9150000490
- Land use
 - Zoning: Single Family Dwelling District (R-2)
 - Use Classification: Work Release Center TMC 13.01.060
 - Not permitted in R-2 zone – Table TMC 13.06.020

Status: Dismissed as possible WR location based on zoning

- **5210 S State Street – AHJ Tacoma**

- Parcel #2320001380
- Land use
 - Zoning: Single Family Dwelling District (R-2)
 - Use Classification: Work Release Center TMC 13.01.060
 - Not permitted in R-2 zone – Table TMC 13.06.020

Status: Dismissed as possible WR location based on zoning

- **601 E 26th Street – AHJ Tacoma**

- Submitted via RFP
- Metal warehouse building

Status: Dismissed as possible WR location based on size

PIERCE COUNTY (continued)

• **4210 20th St E – AHJ Fife**

- Parcel # 9333000020
- Land Use
 - Zoning: I
 - Chapter 19.48
 - Definition: 19.06.180 – Correctional Group Home
 - Conditional Use FMC 19.48.040 R

Status: Dismissed as possible WR location property due to lack of investor interest

• **6416 Pacific Hwy E – AHJ Fife**

- Parcel # 420064217
- Land Use
 - Zoning: RC
 - Chapter 19.44
 - Definition: 19.06.180 – Correctional Group Home
 - Conditional Use
- 7/14/2021 email to jurisdiction re siting of a WR facility at 6416 Pacific Hwy E
- 7/14/2021 email from jurisdiction requesting we schedule a Development Review Committee (DRC) meeting
- 7/20/2021 email to jurisdiction providing completed DRC Meeting Request Form
- 7/20/2021 email from jurisdiction scheduling a DRC meeting for 7/28/2021

Status: Pending results of DRC meeting and continued developer interest

OTHER

- **Colville (Parcel#0174310) – RFP response**

- Vacant land
- Not in preferred counties

Status: Dismissed as possible WR location – not in preferred county

- **Nisqually Tribe – Build to suit**

- RFP inquiry, no official submittal or site discussed

Status: Dismissed as possible WR location – no submittal/site